

**ADVISORY COMMITTEE OF NONVOTING TAXPAYERS**  
**Minutes of meeting 10 A.M., SATURDAY, August 2, 2014, at**  
**4 Fairgrounds Road**

1. Attending: Lou Bassano, Howard Blitman, David Brown, Roger Ernst, Lucas Fischer, Sue Matloff (from 11:10 am), Steve Meader, Bill Sherman, Jay Strauss, Tony Walsh --- a quorum. Also present (from 10:13 am) Allen Reinhard and (from 11:10 a.m.) Mrs. Bassano. Member absent: Donald Green.
2. ACNVT Chair Howard Blitman called the meeting to order at 10:02 a.m. The proposed agenda for the meeting was approved. The minutes of the July 19, 2014 meeting were approved.
3. While awaiting arrival of Allen Reinhard (attending a prior meeting at the PSF), Roger Ernst questioned whether ACNVT should target for more frequent letters of recommendation to the BOS. Also proposed was sending letters to the I&M for wider public awareness of ACNVT positions. Bill Sherman cautioned that the ACNVT was set up to advise the BOS, not as an advocacy group. Our letters and minutes are posted on or linked to the Town's ACNVT website. Our Chair and individual ACNVT members can be encouraged to talk with Town officials, summer residents and voters.
4. Allen Reinhard arrived and was introduced in his many capacities: Chair of the Wannacomet Water Commission, also as Chair of the Nantucket Islands Land Bank Commission, Chair of the Roads and Right-of-way Committee, and Chair of the Cemetery Commission, former selectman, plus President of the Nantucket Civic League and Ranger with the Nantucket Conservation Foundation.
5. Allen recalled becoming involved in civic matters as Secretary to the County Charter Commission. With enabling State legislation, that became the Nantucket Town and County Charter Commission on which Allen continued to serve as Secretary through the time the Town and County charters were adopted.
6. Allen affirmed that summer residents have the ear of the BOS and the Town Manager and that they were mindful of the summer residents' contribution to Town real estate tax revenues.
7. Responding to Allen's question: what are ACNVT concerns?, Howard spoke of environmental impacts of the Sconset bluff

armoring and the proposed Cottage Hospital upgrade. He said that he would attend the BOS Wednesday meeting August 6<sup>th</sup>.

8. As Chair of the Wannacomet Water Company board, Allen addressed our concerns about a proposed hospital relocation to the Wyers Valley. The 40-acre site was acquired by the Water Company in the early 1900s (see Fran Hartman history). At the Wyers Valley site, 79 shallow wells (average depth 42') are now vacuum pumped, with low energy efficiency. The wellfield from which they draw extends under Island Lumber and out the Polpis Road to Don Allen Ford. Replacement by two 1500 gpm deeper (150 – 180') wells would bring the wellfield within the Wyers Valley 40 acres, a wellhead district more readily protected against contaminants.
9. Since the early 80s, the Town has proposed various non-water uses for the property. None has been for public health purposes until the recent interest for the Cottage Hospital, its public health purposes being viewed as consistent with the Water Company's mission. The Cottage Hospital is said to have considered 6 island sites after first weighing and rejecting upgrade on its present Prospect Avenue site. Key factors include island centrality, bus routes, safe landing for MedFlights, and 20 acres adequate for future needs. Wyers Valley proved optimum, adding that it has public water and sewer.
10. Like the Hospital, the Water Company is highly regulated. Checking its own resources and the State DEP gives assurance against contamination from a new hospital on its site.
11. Water Company ratepayers, who footed the cost of the 40 acres, would gain by having the Hospital pay for the deep wells. Existing office buildings dating from the 1970s would advantageously be relocated to the Water Company's North Pasture site. Both Water Company upgrades are envisioned irrespective of the Hospital's role.
12. Allen thought a 2015 ATM vote on the Wyers Valley siting would allow better preparation of voters than a Special Town Meeting this fall and fuller response of the Hospital to voiced misgivings.
13. Roger favored a lease to the Hospital with the Town retaining ownership of the 20-acre site. A Town representative should sit on the Hospital board. A lease would allow the Town to set conditions on the Hospital to allay concerns about its impact on Wyers Valley. Conditions could be set requiring upgrade of the Hospital's

- clinical culture to match its facilities upgrade. Bill Sherman thought Hospital retention of ownership of its building might provide collateral if the Hospital needed a bond issue, collateral that a lease wouldn't normally provide. And acquisition by the Land Bank of a conservation easement on the remaining 20 acres would provide further benefits, eg, to water company ratepayers.
14. Per Allen, these ideas are being considered. He noted that Bob Gardner, Manager of the Water Company, also is on the Land Bank Commission. Allen is mindful of our 8/30/14 meeting with Dr. Hartman and might be able to come.
  15. Discussion turned to the geophysics of saltwater intrusion, especially at the periphery of the island's sole aquifer. With 40 square miles of land surface and ~37" of rainfall, the island receives about 6 billion gallons of water per year, forcing fresh water out at the edges.
  16. If the Hospital relocates to Wyers Valley, Roger thought its existing Prospect Avenue site might serve a school use. Others continued to express a preference for continued Hospital use of that site.
  17. After discussion of plans for our last meeting of the current season on 9/13/14, the Secretary was asked to invite Transportation Planner Mike Burns. He could speak to concerns about traffic impacts from relocation of the Hospital, also of the Richmond Group plans for its Old South Road properties.
  18. The meeting was adjourned at 11:22 a.m.

Respectfully submitted,

Bill Sherman, Secretary

Draft minutes e-distributed and submitted to Town Clerk 8/6/14

Minutes adopted 8/30/14, hard copy submitted to Town Clerk 9/8 /14